

Renton 98055

ZIP code · WA · Washington > King County > Renton

BUYER'S MARKET

\$552K

MEDIAN SALE PRICE

-14.9%

1-YR CHANGE

196

SALES (12 MO)

\$605K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



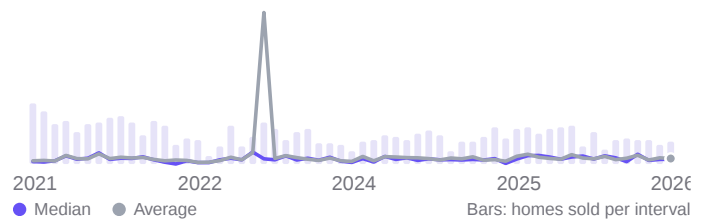
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$567K · Average \$591K

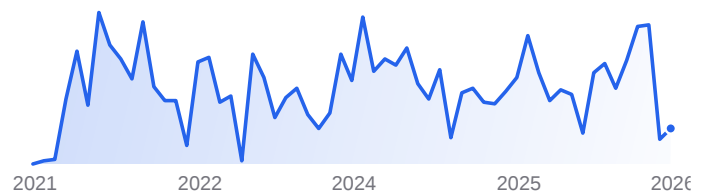
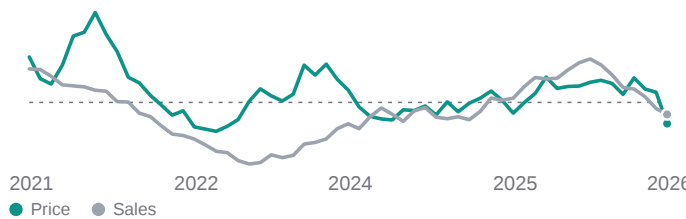


Growth (year over year)

Price -14.9% · Sales -8.4%

Price per square foot

\$328/ft²

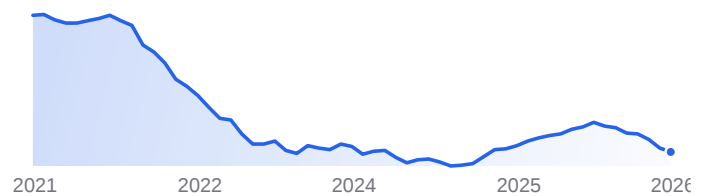


Sale premium vs estimated value

-1.0%

Annual turnover (share of homes sold)

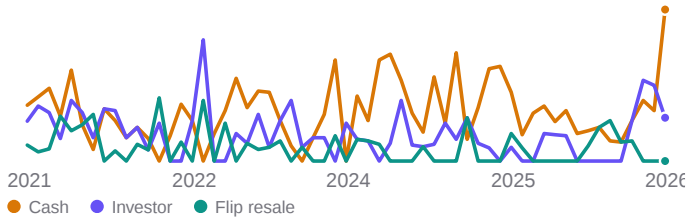
3.2%



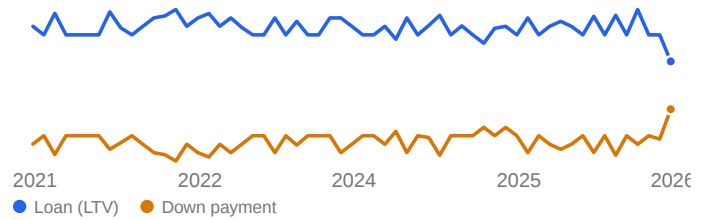
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 14% · Flip resale 0%

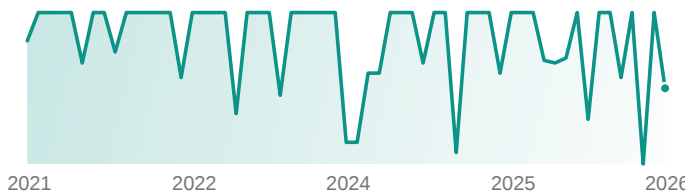


Financing (share of purchase price) Loan (LTV) 64% · Down payment 36%



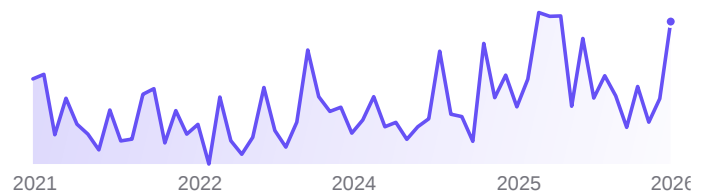
Sellers who sold at a gain

92%



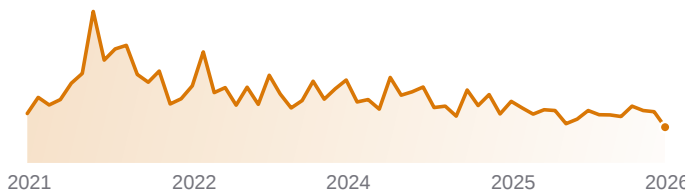
Typical hold before selling

18.2 yrs



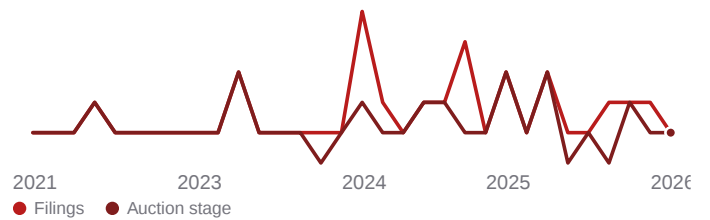
Median annualized return at resale

+3.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,066
Median value (AVM)	\$605K
Median size	1,700 ft²
Median bedrooms	3
Median year built	1986
Single family	68%
Condos	27%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.4%
Owner occupied	63%
Company owned	9.7%
Median loan-to-value	49%

Typical ownership tenure

13.1 yrs

COMMUNITY

Population	25,369
Density	5,600 / mi²
Median household income	\$92K
Average household income	\$113K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	260
Homes occupied	95%
Bachelor's or higher	25%
Poverty rate	8.6%
Unemployment	1.5%
Average temp	51°F
Annual precip	41 in
Sunshine	43%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.